Former Rite Aid

3403 E. Genesee Ave, Saginaw MI 48601

± 11,096 Square Feet   ± 1.49 Acres

3403 Genesee Ave

High Visibility Location

This former Rite Aid property is available for both ground lease and lease options, offering a spacious 11,096 square feet of retail space on 1.49 acres. Pricing for the ground lease is to be determined, while the lease rate is competitive at $8.95 per square foot on a triple net (NNN) basis. Situated in a busy commercial corridor, the property is surrounded by a mix of retail, dining, and residential neighborhoods, making it an optimal spot for attracting customers. Ideal for retail, pharmacy, or service-oriented businesses.

For Lease or Ground Lease

$8.95
PSF NNN Lease Rate

11K
Square Feet

1999
Year Built

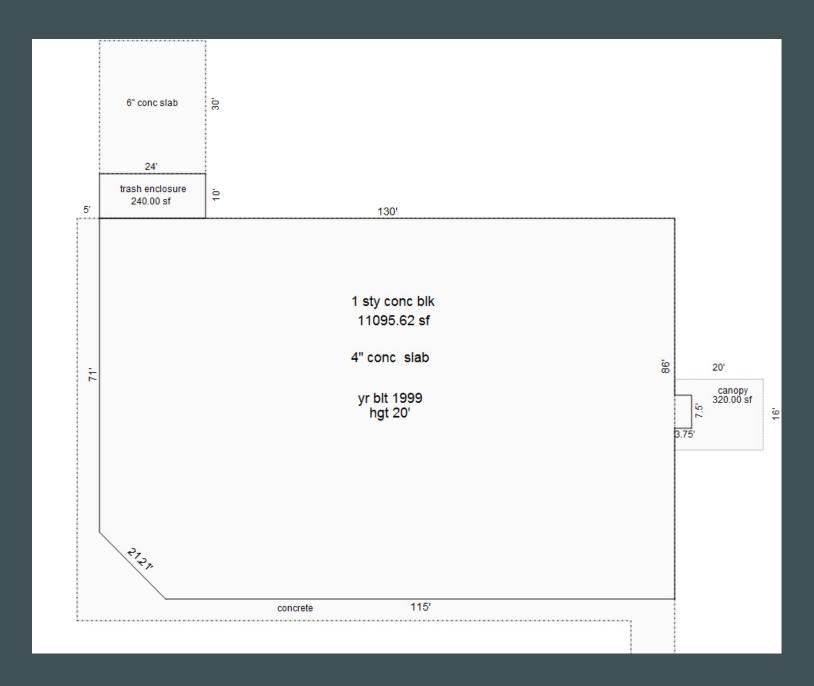| Property Overview	
Parcel #	21 4453 00200
Lease Rate	$8.95/SF
Ground Lease Rate	Call Broker for Ground Lease Rate
Lease Type	NNN
Size	11,096 SF
Parking	64 Surface Spaces
Zoning	B-1
Built	1999

Highlights

+ Pylon Signage

+ On the corner of signalized intersection

+ Easy access with multiple entryways

+ Drive-thru

For Lease or Ground Lease

6" conc slab

30'

24'

trash enclosure
240.00 sf

10'

5'

130'

1 sty conc blk
11095.62 sf

4" conc slab

yr blt 1999
hgt 20'

71'

86'

20'

canopy
320.00 sf

7.5'

16'

3.75'

21.21'

concrete 115'

Contact Us

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